

STAFF REPORT  
September 23, 2010

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**No. 10PL065 - Preliminary Plat**

**ITEM 28**

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GENERAL INFORMATION:

APPLICANT	Rapid City Defense Housing Corporation
AGENT	Wyss Associates, Inc.
PROPERTY OWNER	Rapid City Defense Housing Corporation, et al
REQUEST	<b>No. 10PL065 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 1 through 22 and 24 through 29 of Block 1, Lots 1 through 18 of Block 2, Lots 1 through 43 and 45 through 57 of Block 4, Lots 1 through 64 of Block 5 and Common Areas C through H of Dakota Ridge Subdivision located in the SE1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R through 22R and 24R through 29R of Block 1, Lots 1R through 18R of Block 2, Lots 1R through 43R and 45R through 57R of Block 4, Lots 1R through 64R of Block 5 and Common Area C Revised, Common Area D Revised, Common Area E Revised, Common Area F Revised, Common Area G Revised and Common Area H Revised of Dakota Ridge Subdivision located in the SE1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 32.48 acres
LOCATION	West of Cambell Street, south of East Minnesota Street and east of Elm Avenue
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Commercial District
East:	General Commercial District
West:	Low Density Residential II District / Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/9/2010

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REVIEWED BY

Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, road construction plans for Range View Court shall be submitted for review and approval showing the cul-de-sac street constructed with a minimum 24 foot wide paved surface and a sidewalk along both sides of the street or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall identify the cul-de-sac bulb located within a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for Prairie View Court shall be submitted for review and approval showing the cul-de-sac street constructed with a minimum 24 foot wide paved surface or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall identify the cul-de-sac bulb located within a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, road construction plans for Clover Ridge Drive shall be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface and a sidewalk along the south side of the street or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, road construction plans for Wild Flower Drive shall be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, a sidewalk along the east side of the street and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to Preliminary Plat approval by the City Council, road construction plans for Prairie View Drive shall be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a sidewalk along the west side of the street or a Variance to the Subdivision Regulations shall be obtained;
6. Prior to Preliminary Plat approval by the City Council, road construction plans for Range View Circle shall be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, sidewalk along both sides of the street and sewer or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to Preliminary Plat approval by the City Council, road construction plans for Field View Drive shall be submitted for review and approval showing a sidewalk along the north side of the street or a Variance to the Subdivision Regulations shall be obtained;
8. Prior to Preliminary Plat approval by the City Council, road construction plans for Harvest Lane shall be submitted for review and approval showing the street constructed with a minimum 24 foot wide paved surface and a sidewalk along both sides of the street or a Variance to the Subdivision Regulations shall be obtained;
9. Prior to Preliminary Plat approval by the City Council, road construction plans for E. Minnesota Street shall be submitted for review and approval showing a sidewalk along

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- the north side of the street or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of 10 additional feet of right-of-way or a Variance to the Subdivision Regulations shall be obtained;
10. Prior to Preliminary Plat approval by the City Council, Exceptions shall be obtained to allow water and sewer service lines to cross another lot or the plat document shall be revised accordingly;
  11. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide a minimum 8 foot wide minor drainage and utility easement along all side lot lines or an Exception shall be obtained from the City Engineer to reduce the easement width to allow the existing structural encroachments;
  12. Prior to Preliminary Plat approval by the City Council, written documentation from all of the affected utility companies shall be submitted for review and approval indicating concurrence with relocating the lot lines as proposed and with reducing the width of the minor drainage and utility easement along all side lot lines as proposed or the plat document shall be revised as needed;
  13. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
  14. Prior to Preliminary Plat approval by the City Council, a grading plan shall be submitted for review and approval demonstrating that drainage from the development will not result in inter-basin transfer of drainage flows. In addition construction drawings for the proposed drainage improvements shall be submitted for review and approval. A hydraulic analysis for the proposed culvert shall also be submitted for review and approval;
  15. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  16. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid, and,
  17. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to replat 172 residential lots. In addition, the applicant has submitted a Major Amendment to a Planned Residential Development (File #10PD038) to reduce setbacks on 166 of the 172 residential lots for the existing development currently located on the property. The applicant has also submitted a Variance to the Subdivision Regulations (File #10SV018) to waive the requirement to install sidewalk along the east side of Wildflower Drive, along the south side of Clover Ridge Drive, along the west side of Prairie View Drive, along both sides of the street on Range View Circle, Range View Court and Harvest Lane, along the north side of Field View Drive and Minnesota Street, to reduce the right-of-way width from 52 feet to 50 feet on Wild Flower Drive, Clover Ridge Drive, Prairie View Drive and on portions of Range View Circle, to reduce the cul-de-sac right-of-way width from 110 feet to 100 feet on Prairie View Court and Range View Court, to reduce the right-of-way width from 100 feet to 90 feet and 80 feet on Minnesota Street, to reduce the pavement width from 27 feet to 20.5 feet on Wildflower

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Drive, Clover Ridge Drive and Range View Circle, to reduce the pavement width from 24 feet to 20.5 feet on Prairie View Court, Range View Court and Harvest Lane, to reduce the cul-de-sac pavement width from 96 feet to 69 feet on Prairie View Court and Range View Court and to waive the requirement to install a sewer main on Wildflower Drive from Minnesota Street to Clover Ridge Drive and on Range View Circle from Wild Flower Drive to Range View Court. The property is a part of "Dakota Ridge Subdivision", a 200 residential lot development.

On July 6, 2010, the City Council approved a Preliminary Plat (File #10PL030) to replat 32 residential lots within the Dakota Ridge Subdivision. In addition, a Variance to the Subdivision Regulations (File #10SV011) was approved waiving street improvements within the existing development for the 32 lots. A Major Amendment to the Planned Residential Development (File #10PD038) was also approved to reduce setbacks on 25 of the 32 residential lots.

Dakota Ridge was developed in the early 1980's by the Rapid City Defense Housing Corporation and annually leased to the U.S. Air Force to provide housing for U.S. Air Force personnel. The applicant has indicated that the lease agreement expires in October, 2010; however, the leases are being released as the properties are being sold. A recent survey of the property identified that several of the structures encroach into setbacks. In addition, some of the existing fences do not follow lot lines as originally proposed.

The property is located west of Cambell Street and south of E. Minnesota Street. Currently, a single family residence is located on each lot in this phase of the development. In addition, a community center and playground(s) are located within the common areas.

**STAFF REVIEW:**

Staff has reviewed the Preliminary Plat and has noted the following considerations:

**Range View Court:** Range View Court serves as access to 14 of the residential lots and is classified as a lane place cul-de-sac street requiring that it be located within a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb must be located within a minimum 110 foot diameter right-of-way and constructed with a minimum 96 foot wide paved surface. Range View Court is currently located within a 50 foot wide right-of-way and constructed with a 20.5 foot wide paved surface, curb, gutter, street light conduit, water and sewer. In addition, the cul-de-sac bulb is located within a 100 foot diameter right-of-way and constructed with a 69 foot diameter paved surface.

Prior to Preliminary Plat approval by the City Council, road construction plans for Clover Ridge Court must be submitted for review and approval showing the cul-de-sac street constructed with a minimum 24 foot wide paved surface and a sidewalk along both sides of the street or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must show the cul-de-sac bulb located within a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

**Prairie View Court:** Prairie View Court serves as access to six of the residential lots and is

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classified as a lane place cul-de-sac street requiring that it be located within a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb must be located within a minimum 110 foot diameter right-of-way and constructed with a minimum 96 foot wide paved surface. Prairie View Court is currently located within a 50 foot wide right-of-way and constructed with a 20.5 foot wide paved surface, curb, gutter, street light conduit, water and sewer. In addition, the cul-de-sac bulb is located within a 100 foot diameter right-of-way and constructed with a 69 foot diameter paved surface.

Prior to Preliminary Plat approval by the City Council, road construction plans for Clover Ridge Court must be submitted for review and approval showing the cul-de-sac street constructed with a minimum 24 foot wide paved surface. In addition, the construction plans must show the cul-de-sac bulb located within a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

Clover Ridge Drive: Clover Ridge Drive is located along the north lot line and is classified as a sub-collector street requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Clover Ridge Drive is currently located within a 50 foot wide right-of-way and constructed as a sub-collector street with a 20.5 foot wide paved surface, curb, gutter, street light conduit, water, sewer and a sidewalk along the north side of the street.

Prior to Preliminary Plat approval by the City Council, road construction plans for Clover Ridge Drive must be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface and a sidewalk along the south side of the street or a Variance to the Subdivision Regulations must be obtained.

Wild Flower Drive: Wild Flower Drive extends south from E. Minnesota Street and serves as access to the development. Wild Flower Drive is classified as a sub-collector street requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Wild Flower Drive is currently located within a 50 foot wide right-of-way and constructed with a 20.5 foot wide pavement width, curb, gutter, street light conduit, water and a sidewalk along the west side of the street.

Prior to Preliminary Plat approval by the City Council, road construction plans for Wild Flower Drive must be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, a sidewalk along the east side of the street and sewer or a Variance to the Subdivision Regulations must be obtained.

Prairie View Drive: Prairie View Drive is located in the eastern portion of the property and is classified as a sub-collector street requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Prairie View Drive is currently located within

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a 50 foot wide right-of-way and constructed as a sub-collector street with the exception of sidewalk along the west of the street.

Prior to Preliminary Plat approval by the City Council, road construction plans for Prairie View Drive must be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a sidewalk along the west side of the street or a Variance to the Subdivision Regulations must be obtained.

Range View Circle: Range View Circle is a looped street within the development and is classified as a sub-collector street requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Range View Circle is currently located within a 50 foot wide right-of-way and constructed with a 20.5 foot wide pavement width, curb, gutter, street light conduit and water. A sidewalk has been constructed on one side of the street. In addition, a sewer is constructed in portions of the street.

Prior to Preliminary Plat approval by the City Council, road construction plans for Wild Flower Drive must be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, a sidewalk along both sides of the street and sewer along the entire street or a Variance to the Subdivision Regulations must be obtained.

Field View Drive: Field View Drive is located in the southern portion of the property and is classified as a sub-collector street requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Field View Drive is currently located within a 50 foot wide right-of-way and constructed as a sub-collector street with the exception of sidewalk along the north of the street.

Prior to Preliminary Plat approval by the City Council, road construction plans for Field View Drive must be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a sidewalk along the north side of the street or a Variance to the Subdivision Regulations must be obtained.

Harvest Lane: Harvest Lane serves as access to 16 of the residential lots and is classified as a lane place street requiring that it be located within a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Harvest Lane is currently located within a 50 foot wide right-of-way and constructed with a 20.5 foot wide paved surface, curb, gutter, street light conduit, water and sewer.

Prior to Preliminary Plat approval by the City Council, road construction plans for Harvest Lane must be submitted for review and approval showing the street constructed with a minimum 24 foot wide paved surface and a sidewalk along both sides of the street or a Variance to the Subdivision Regulations must be obtained.

East Minnesota Street: East Minnesota Street is located along the north lot line and is classified as a minor arterial street on the City's Major Street Plan requiring that it be located within a

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minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, East Minnesota Street is located within a varying right-of-way width of 80 feet to 90 feet and is constructed as a minor arterial street with a 36 foot wide paved surface, curb, gutter, street light conduit, water, sewer, a sidewalk along the south side of the street and a sidewalk along a portion of the north side of the street. To date, a sidewalk has not been constructed along the north side of the street a distance of approximately 375 feet.

Prior to Preliminary Plat approval by the City Council, road construction plans for E. Minnesota Street must be submitted for review and approval showing a sidewalk along the entire north side of the street or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised to show the dedication of 10 additional feet of right-of-way or a Variance to the Subdivision Regulations must be obtained.

Easements: Title 16.12.200 of the Rapid City Municipal Code states that "Easements across lots or centered on rear or side lot lines shall be provided for utilities and drainage where necessary and shall not be less than 20 feet wide total unless otherwise approved by the City Engineer". Generally, the City Engineer has supported an 8 foot wide minor drainage and utility easement being secured along all interior lot lines. The applicant has requested that the minor drainage and utility easement along the side lot lines be reduced from 8 feet to a varying width of 2.9 feet to 7.7 feet to allow for the existing structural encroachments along the side lot lines. The City Engineer has indicated that in order to consider the request, written documentation must be submitted from all of the affected utility companies indicating concurrence with the reduced easement request.

Staff recommends that prior to Preliminary Plat approval by the Planning Commission, the plat document be revised to provide a minimum 8 foot wide minor drainage and utility easement along the side lot lines or an Exception must be obtained from the City Engineer reducing the easement width for the existing structural development as proposed. In addition, the applicant must submit written documentation identifying that all of the affected utility companies concur with the proposed easement reduction.

Utilities: As a result of the Preliminary Plat, some water and sewer service lines cross over one lot to serve another lot which does not meet City design standards. As such, prior to Preliminary Plat approval by the City Council, Exceptions must be obtained to allow the water and sewer service lines to cross another lot or the plat document must be revised accordingly.

Grading/Drainage: The applicant is proposing to construct a sidewalk from Range View Circle along the common lot line of Lots 34 and 35 of Block 4 to provide pedestrian access to a common area. As a part of the construction, a culvert will be installed to accommodate drainage flows. Prior to Preliminary Plat approval by the City Council, a grading plan must be submitted for review and approval demonstrating that drainage from the construction will not result in inter-basin transfer of drainage flows. In addition construction drawings for the proposed drainage improvements must be submitted for review and approval. A hydraulic analysis for the proposed culvert must also be submitted for review and approval;

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Stormwater Management Plan: The City Council recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. As such, staff recommends that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements as required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff recommends that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff recommends that prior to the City's acceptance of any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.